

## **ORDINANCE NUMBER 2372**

**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS  
AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF  
THE CITY OF FARMERS BRANCH, TEXAS AS HERETOFORE  
AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT FOR A  
TATOO STUDIO AT 14200 MIDWAY ROAD, SUITE 107,  
LOCATED ON THE EAST SIDE OF MIDWAY ROAD  
APPROXIMATELY 960 FEET NORTH OF SPRING VALLEY  
ROAD AND WITHIN THE LIGHT INDUSTRIAL ZONING  
DISTRICT; PROVIDING A SEVERABILITY CLAUSE;  
PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE  
SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING  
FOR INJUNCTIVE RELIEF; AND PROVIDING AN EFFECTIVE  
DATE.**

Whereas, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to amending the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning use should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the zoning map of the City of Farmers Branch so as to grant a Specific Use Permit for a tattoo studio at 14200 Midway Road, Suite 107, located on the east side of Midway Road approximately 960 feet north of Spring Valley Road and within the Light Industrial zoning district

SECTION 2. That the tattoo studio and its associated improvements shall be constructed and specifically located in accordance with the approved site plan attached as Exhibit "A" and subject to all conditions stated herein.

SECTION 3. That tattooing performed on the premises shall be limited to permanent cosmetics exclusively, generally including, but not limited to, eye liner, lip liner and lip coloring.

SECTION 4. That there shall be no exterior signage associated with this use whatsoever, either on the building or in any window. Signage shall be strictly limited to a 10 inch by 13 inch sign

posted inside the building at the suite entrance that reads "Kaysea's Permanent Cosmetics" and similar reference to the business that may be included in the tenant directories located inside the building.

SECTION 5. That the studio shall, at all times, maintain full compliance with all requirements of Texas State Law relative to such uses.

SECTION 6. That the property shall be used for no other purpose except as a tattoo studio in full compliance with the approved site plan and associated conditions.

SECTION 7. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by granting of a specific use permit for a tattoo studio.

SECTION 8. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon convictions shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

SECTION 9. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 10. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 11. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, on this the 2<sup>nd</sup> day of February, 1998.

APPROVED:

\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

ATTEST:

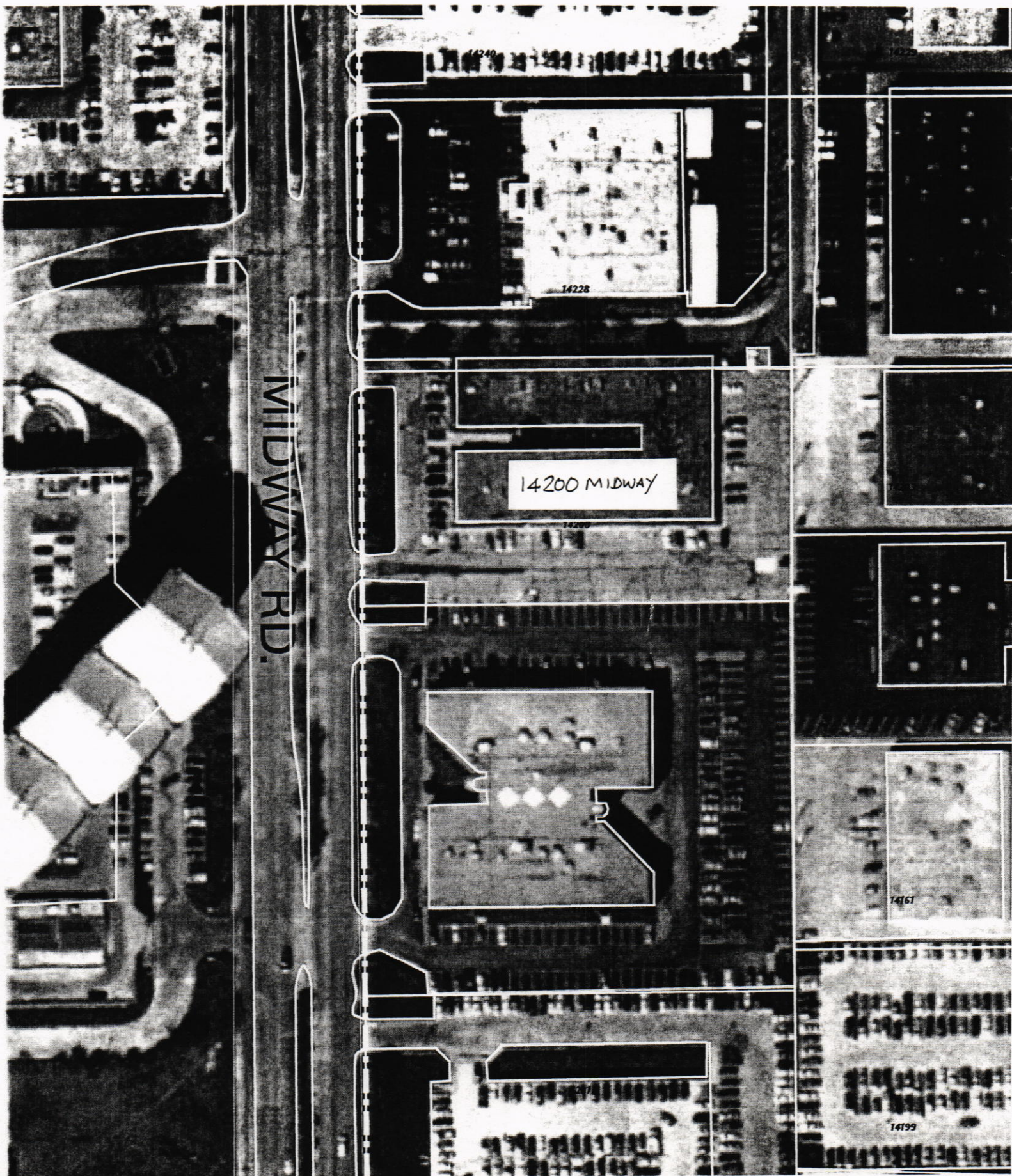
\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
City Secretary





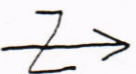
1" = 100 ft.





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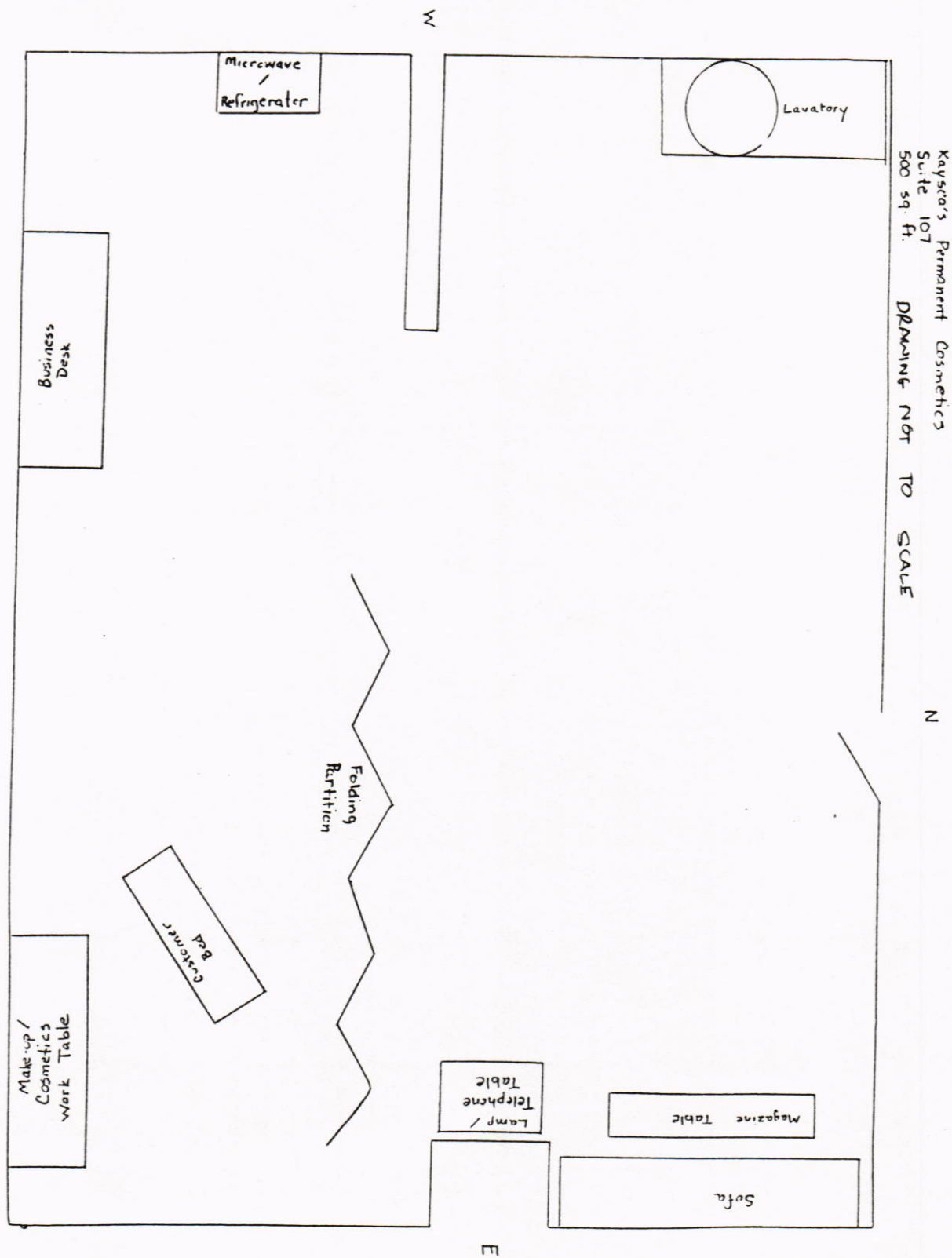
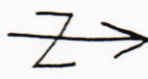
(-E-)



DRAWING NOT TO SCALE

APPROVED BY P & Z COMMISSION ON 1/9/98  
COMMISSION: SEE ATTACHED

APPROVED BY CITY COUNCIL ON 2/2/98  
CONDITIONS: SEE ATTACHED



Kayser's Permanent Cosmetics  
Suite 107  
500 sq. ft. DRAWING NOT TO SCALE



1" = 100 ft.

MIDWAY RD.

14240

14229

14228

14209

14200  
MIDWAY

14203

14175

14140

14161

EXHIBIT "A"  
(1 OF 3)

3B

14199

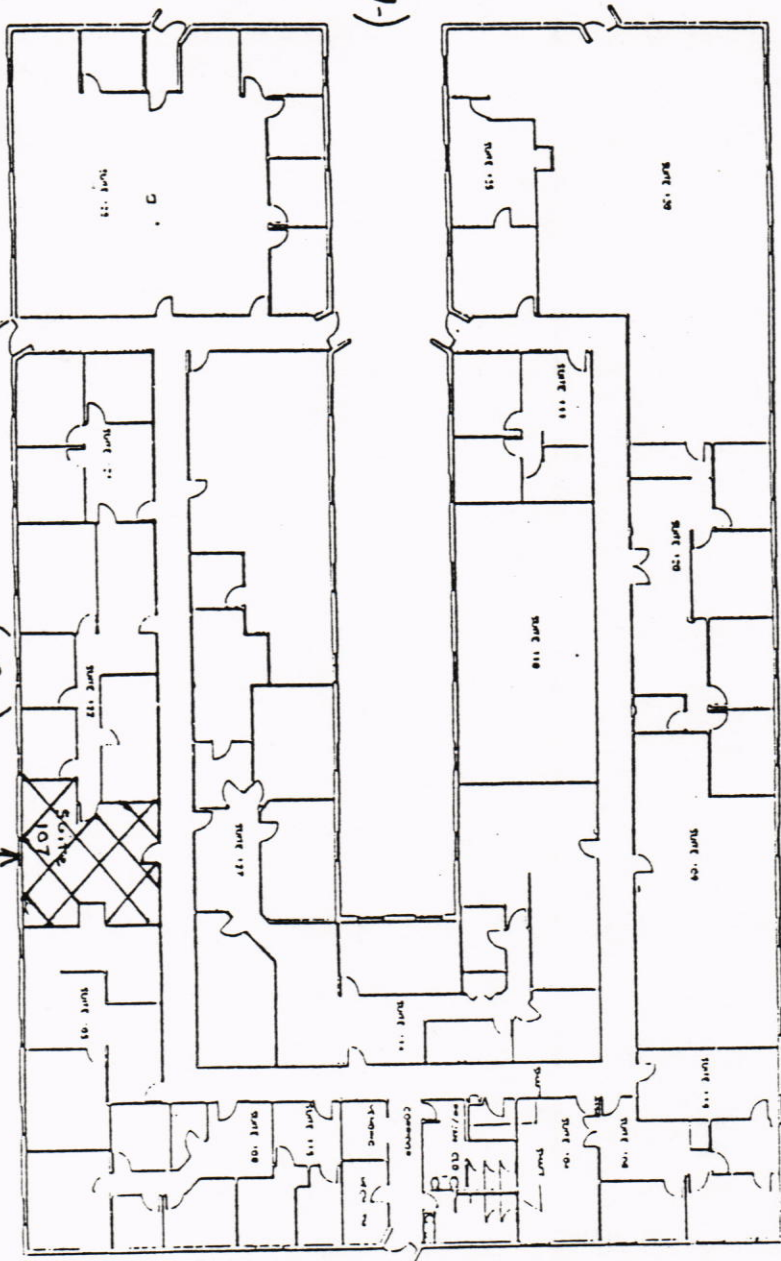
INITIAL

(-N-)

(-W-)

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(-S-)



Suite 107



EXHIBIT "A"  
(2 OF 3)

3C

MIDWAY PLAZA  
1100 West 10th  
Suite 107  
Drawing NOT TO SCALE



# SUITE 107 FLOOR PLAN

Kaysa's Permanent Cosmetics  
Suite 107  
500 sq. ft. DRAWING NOT TO SCALE

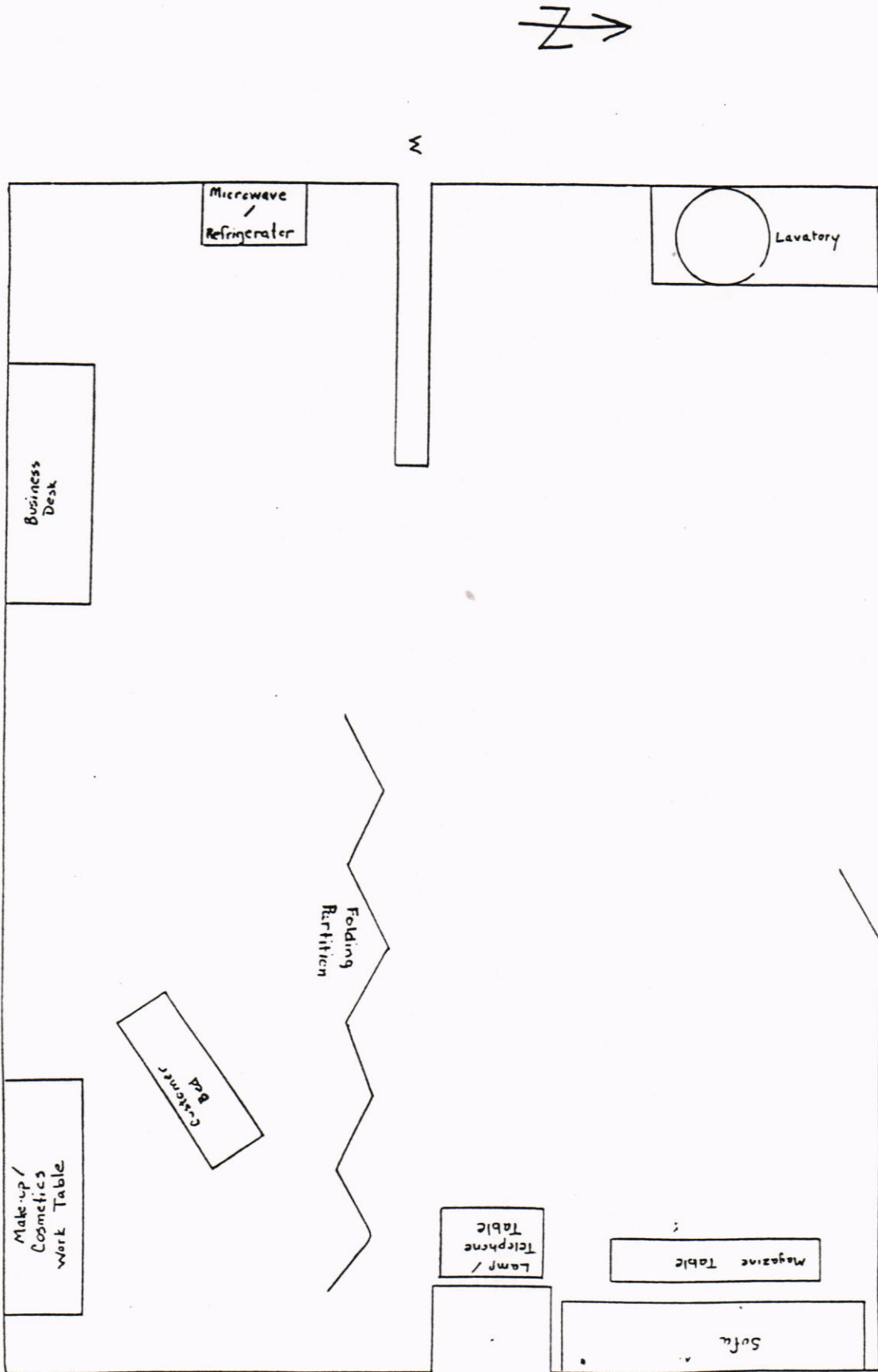


EXHIBIT "A" (3 of 3)

3D